



**CITIZENS BOND REVIEW COMMISSION  
HUMAN RESOURCES BUILDING, PINNACLE ROOM  
7575 E. MAIN STREET  
SCOTTSDALE, ARIZONA 85251  
JULY 11, 2002**

**MINUTES**

**PRESENT:** Bernadette Phillips-Garcia, Chairman  
Steven Sagert, Vice Chairman  
Larry Beckner  
James Britt  
Monyette Dunlap-Green  
Thomas Lanin  
William Magoon  
Gregg Maxon  
Lisa Samuel  
Eric Schechter  
Sue Sisley  
Lee Tannenbaum  
William Welch  
Sam West

**ABSENT:** Larry Beckner (excused)

**STAFF:** Don Penfield  
Craig Clifford  
Judy Weiss  
Valerie Fenske  
Jeff Nichols  
Jona Davis

## **CALL TO ORDER**

The regular meeting of the Scottsdale Citizens Bond Review Commission was called to order by Chairperson Phillips-Garcia at 5:00 p.m. The presence of a quorum was noted.

## **MINUTES APPROVAL**

On motion made by Vice Chairman Sagert and seconded by Commissioner West, the minutes of the April 4, 2002 meeting were approved. The motion passed unanimously.

## **NEW BUSINESS**

- A. REVIEW THE RECOMMENDATION TO TRANSFER BOND AUTHORIZATION OF UNSPENT FUNDS IN THE APPROXIMATE AMOUNT OF \$1,130,000 FROM THE SONORAN HILLS PARK PROJECT TO THE ELDORADO POOL RENOVATION PROJECT IN THE AMOUNT OF APPROXIMATELY \$1,100,000 AND TO THE MUSTANG LIBRARY STUDY ROOMS PROJECT IN THE AMOUNT OF APPROXIMATELY \$30,000. THE EXACT AMOUNT OF ANY BUDGET AUTHORITY TRANSFER WILL BE KNOWN WHEN THE ACTUAL BIDS ARE RECEIVED AND CONSTRUCTION CONTRACTS ARE AWARDED.

Don Penfield provided updates on the status of the three projects. He advised the Commission that the Sonoran Hills Park Project would be completed this month and was the first project funded by the Bond 2000 to go to construction. Mr. Penfield explained that the Eldorado Pool Project design is complete and that the project is out to bid presently. He added that the project is proposed to go to Council for award of contract on August 26. The third project reported on by Mr. Penfield was the Mustang Library study room, which is in the final plan approval stage.

Mr. Penfield reviewed the Eldorado Project and noted that the facility is 30 years old and showing its age. He explained that the results of a consultant study became the basis for Bond 2000 election, which was passed by the voters, and is also the basis for the current plan. He added that the plan was conceived through public input and refined for budgetary purposes. He presented schematics and identified the elements to be included in the project, commenting that the project has

received overwhelming public support. He stated that the scope is to remove the entire facility and rebuild a new one.

Mr. Penfield explained that as the planning progressed, it became apparent that all of the original elements proposed for the project could not be provided and remain within the budgetary confines. He then outlined those steps that were taken to use existing equipment and furniture and delete or delay certain elements of the plan. Mr. Penfield stated that staff had done a diligent job in trying to bring the project back down to the original budget proposed in 1998, but that a difference of \$600,000 still remained. He explained that the pool size had been increased in response to public need, and that the cost of the water play structure had doubled. Mr. Penfield identified some other funding sources for portions of the project, and concluded by stressing the importance of timing issues relative to the project. He briefly reviewed the improvements to Chaparral Pool, noting that it needed to be used for many of the Eldorado programs during the Eldorado construction period.

Mr. Penfield reviewed the Mustang Library Project, which consists of the addition of a 410 square foot addition to function as a quiet study room. He commented that the project was proceeding based on the identification of public need.

Sonoran Hills was the third project reviewed by Mr. Penfield. He suggested that this project could be an additional source of funds for some of the high priority projects, such as the Eldorado Project, and the Mustang Library. He explained that the project was identified originally as a joint project with Paradise Valley Unified Schools. The project was to include two lighted ball fields. After input from the public, it was decided to build one unlighted ball field. This change resulted in significant cost savings.

Ms. Phillips-Garcia expressed concern with funneling most of the cost savings from the Sonoran Hills Project into only one of 42 projects remaining for library and parks. Mr. Penfield replied that the Eldorado Project had been identified by the public as the highest priority, and thus imposed an obligation on the City to assure completion of that project.

Commissioner Lanin referred to increases in construction costs and questioned the potential for shortfalls in other projects. Mr. Penfield referred again to the high priority in terms of timing for the Eldorado

Project, noting that those projects of lower priority would be addressed as needed.

Commissioner Britt expressed concern regarding the length of time required for completion of the project and the fact that use during the summer months would be lost. Ms. Weiss explained that the project does not have to be 100% completed in order to open, and that the facility is used year round.

Mr. Penfield responded to Commissioner's questions regarding administrative costs, operating costs, and cash flow projections for the remaining projects. Discussion ensued. In response to concerns by Commissioners Tannenbaum and Schechter, Mr. Clifford clarified the timing for the completion of projects approved under a certain bond issue. He characterized it as a dynamic process, with a ten-year window for completion as being realistic. He commented on the effects of construction delays, operating cost, the overall economy, and the timing of the bond market. He emphasized the desire of City Council and the City Manager for adequate public outreach, which has resulted in some project delays.

Commissioner Dunlap-Green spoke in favor of the renovation, observing that the benefits would far outweigh the negatives of the additional funding needed for completion.

Commissioner Magoon acknowledged the concern about applying the funds from the Sonoran Hills project almost exclusively to the Eldorado project, but commented that this project falls within the category of a project that the public has supported and expects to be completed.

**Vice Chairman Sagert moved to pass along a favorable recommendation for reallocation of the bond funds of \$1,130,000 from the Sonoran Hills Park project to the Eldorado Pool Renovation in the amount of approximately \$1,100,000 and to the Mustang Library Study Room project in the approximate amount of \$30,000. Commissioner Dunlap-Green seconded the motion. The motion passed by a vote of seven to six (7-6), with Commissioners Sagert, Magoon, Welch, West, Sisley, Dunlap-Green, and Schechter voting "Aye", and Commissioners Lanin, Tannenbaum, Maxon, Britt, Samuel, and Phillips-Garcia voting "Nay".**

Chairman Phillips-Garcia requested a status report from staff on the Eldorado Project at the next Commission meeting.

**B. REVISE COMMISSION BYLAWS**

Chairman Phillips-Garcia requested discussion regarding the term limits for Chair and Vice Chair of the Commission. It was the consensus of the Commission that the existing Bylaws are satisfactory and that no change is indicated.

**C. REVIEW TIMING MODIFICATION TO HELICOPTER AIR SUPPORT PROGRAM.**

Mr. Clifford explained that the large operating impact of this program required its delay. Commissioner Welch stated that he was disturbed by the fact that the Commission had not been consulted prior to the vote to delay this program. He stated that the purpose of the Commission had basically been nullified. Perhaps a special meeting of the Commission could have been called or a telephone survey conducted. Chairman Phillips-Garcia concurred. Commissioner Sisley voiced the concerns communicated to her by the Citizen's Police Academy Alumni Group regarding delay of the program.

Mr. Clifford apologized for the lack of communication and pledged to ensure that this situation would not reoccur. Commissioner Magoon suggested a discussion regarding the advisability of monthly meetings during the spring budget cycle in order to receive current updates on such modifications.

Commissioner West referred to the relationship between the Bond Review Commission and the City's operating budget for those projects approved by the Commission. He asked for clarification of the operating expense ramifications pursuant to a Commission vote. Mr. Clifford replied that future budget publications would include estimated operating costs for each specific bond project. Commissioner Dunlap-Green asked if cost benefit projections could also be included.

Commissioner Welch noted that the Commissioners had received a copy of the Bond 2000 Capital Improvement Program in October and December, but had not received anything since December. He stated that it was his understanding that this publication would provide the Commission with an active status report of the projects and asked if that could be provided quarterly. Mr. Nichols and Mr. Clifford replied that the document would be provided in the future.

**OPEN CALL TO THE PUBLIC**

No public comments were forthcoming.

**PRESIDING OFFICER'S SUMMARY OF CURRENT EVENTS**

Chairman Phillips-Garcia stated that she had no report at this time. She noted that the next Commission meeting would be October 3, 2002.

**ADJOURNMENT**

With no further business to come before the Commission, being duly moved and seconded, the regular meeting of the Citizens Bond Review Commission was adjourned at 6:47 p.m.

Respectfully submitted,

"For the Record" Reporters